



Horsford Phase 3

Vision Document

on behalf of BDW Eastern Counties

March 2020



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Aerial view of Horsford and proposed site



01 INTRODUCTION

Background

This document has been prepared by Savills Urban Design Studio on behalf of BDW Eastern Counties (BDW).

The purpose of this document is to support the submission of representations to Broadland District Council for the delivery of Phase 3 of residential development on land to the north east of the B1149 Holt Road, Horsford. Through a combination of text, sketches and photographs this document begins to set out an initial design concept for residential development.

The site totals approximately 21 hectares (52 acres). It has been estimated that the site could deliver approximately 350 new homes. In addition to new homes the scheme would also provide new public open space, sports provision, allotments and ecological enhancements.

The early concepts within this document look to explore scale, access, massing and form for future development, and are to be the basis of future, on-going discussions and engagement with key stakeholders and the community.

We look forward to discussing the proposals with you.



Aerial view of proposed site



02 CONTEXT & ANALYSIS

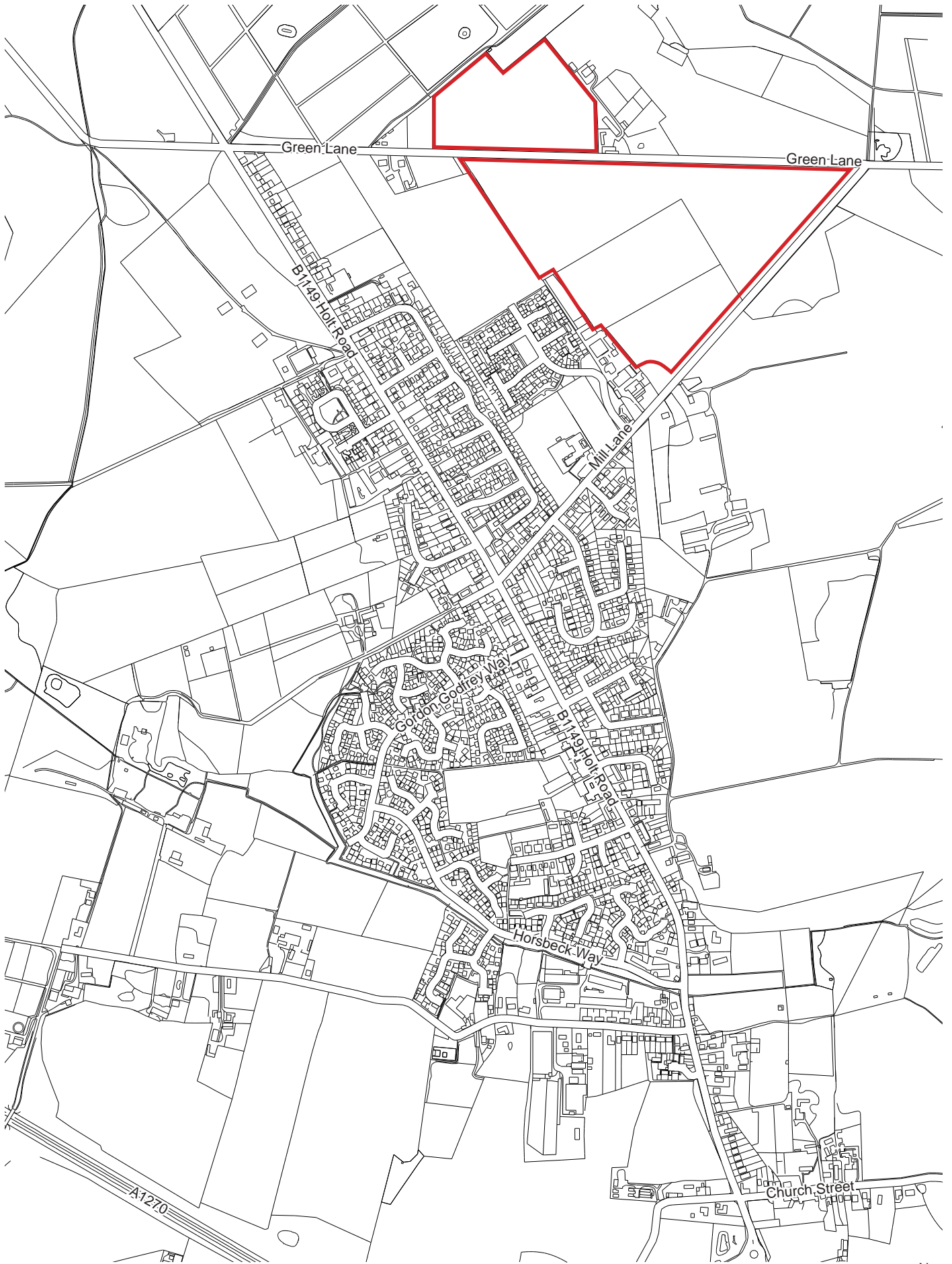
Wider context

Horsford is located towards the eastern edge of Norfolk, within Broadland District. The city of Norwich is situated to the south of the village, with the city centre just 11.2 km (7.0 miles) away. Neighbouring villages include Horsford St. Faith to the south east and Thorpe Marriot and Drayton to the south west. The population of Horsford is approximately 4,200.

The main road running north south through the village is the B1149 Holt Road, providing the links to Norwich to the south and north through to Holt and the Norfolk coast. The Holt Road connects to the A1270 to the south and on to the wider transport network.



Site location - wider context



Site location plan - Village context

Planning policy context

Horsford is located within the administrative boundary of Broadland District Council. The Horsford Neighbourhood Plan was made (adopted) on the 12th July 2018. The policies contained within the Horsford Neighbourhood Plan are broadly in accordance with the NPPF and adopted Norwich Joint Core Strategy (JCS). The objectives of the policies include open space, housing, transport and the environment.

The JCS is currently under review and is to be superseded by a joint Local Plan for the wider Greater Norwich area, comprising the three Districts of Norwich, Broadland and South Norfolk

The village is located within the Norwich Policy Area and therefore can be considered sustainable for further development. The supporting text explains that whilst Service Villages are envisaged to have allocations of 10-20 dwellings, this can be exceeded where a specific site can clearly demonstrate to improve local service provision and sustainability, and where it is compatible with the overall strategy.

Horsford today

A relatively large village, Horsford is formed on either side of the B1149 Holt Road which runs through the centre of the village, with the landscape beyond characterised by woodland and open countryside. Much of the growth of the village has occurred after the Second World War.

Horsford has a number of local services and community facilities, and is identified in the Joint Core Strategy for Broadland, Norwich and South Norfolk as a 'service village'. The village services and facilities are highlighted on pages 9 and 10.

The B1149 Holt Road running through the village creates a linear or ribbon townscape, with housing punctuated by local services and facilities; particularly in the southern half of the village. The majority of the existing housing within the village is detached and semi-detached with on-plot parking. There is also a large proportion of bungalows in the village.

On either side of Holt Road, the grain of the village is dominated by cul-de-sac development, in particular the development to the south west of Holt Road off Gordan Godfrey Way and Horsbeck Way. Much of the landscaping within the village is located in private front gardens rather than the public realm.



Existing grain of Horsford

Townscape character

Streets & spaces

In the local area, streets have varying character. The older part of the village is characterised of predominantly narrow streets.



In the local area, streets have varying character. The older part of the village is characterised by predominantly narrow streets.



Frontage on northern part of Holt Road are set back to accommodate on plot parking. A variety of boundary treatments are used.



Green spaces along the main road and in front of landmark buildings create additional amenity within the public realm and are part of the character of the village.



Houses abut the street edge and form a strong frontage to public realm.



Houses are set back from the street and separated by dense landscape features.

Built form & style

The built form and architectural style of the local area varies based on the period of development. The following shows varying characteristics with respect to built form and architectural style.



Predominantly red brick elevations combined with grey and red tiled roofs are used in new developments such as the completed Phase 1 Kingfisher Meadow.



Dark coloured brick combined with black timber frames and white fenestrations.



Single and 1.5 storey properties along Holt Road.



Edwardian style building on the crossing of Holt Road and Church Street using white render exterior panelling and black timber frames. High pitch red tiled roof is also a typical feature.

One of the oldest buildings in the village built of stone and creating a landmark in the local community.

Appearance

The predominant material used in house elevations in the local area is red brick which is commonly combined with red and grey tiled roofs. However, other materials are used frequently in both period houses and more recent developments. The following are a selection of materials commonly used in new and old buildings in Horsford village:



Weatherboarding and red brick.



Render elevation on Holt Road.



Estate railings used as boundary treatment.



Brick wall used for both buildings and boundary walls.

A SUSTAINABLE PLACE

Services & facilities

One of the key requirements for delivering new sustainable development is that it is able to benefit from easy access to local services and facilities. Horsford benefits from a number of local services and facilities including a post office, village store and importantly a primary school and surgery.

In addition, the village also has a large recreation ground and children's play space and allotments, all within easy walking distance of the proposed site. There are also a number of businesses operating from within the village.

Horsford will also benefit from the completion of The Nest. Through the Community Sports Foundation, The Nest will be a new multi-purpose community hub.

When completed, it will feature an indoor sports hall, a gymnasium, a floodlit 3G football pitch, and classroom facilities.








- 1 Horsford Primary School C of E VA Primary School (Mill Lane site)
- 1a Horsford Primary School C of E VA Primary School (Holt Road site)
- 2 Post Office and Village Store
- 3 Horsford Medical Centre & pharmacy
- 4 Village Hall
- 5 Playing fields and recreation ground
- 6 Horsford All Saints Church
- 6a Horsford Methodist Church
- 7 Village Butcher & Baker
- 8 The Dog Inn
- 9 Local green space



Local services and community facilities

Key

-  Proposed site
-  Existing bus route
-  Existing nearby bus stops
-  Future bus route extension Phase 2
-  Phase 2 bus stops

Movement

Road

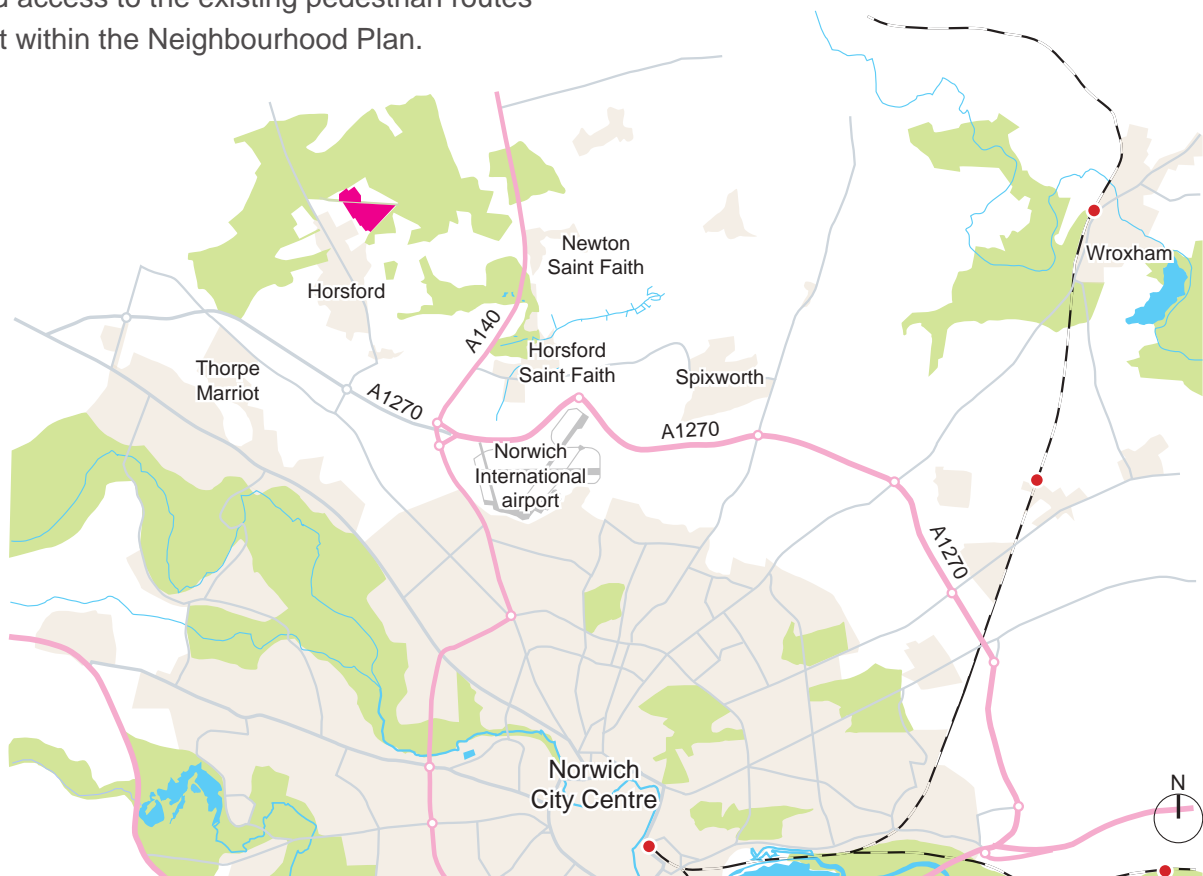
The B1149 Holt Road provides links to Norwich to the south and north through to Holt and the Norfolk coast. The Holt Road connects to the A1270 (NDR) to the south and on to wider regional transport network.

Pedestrian

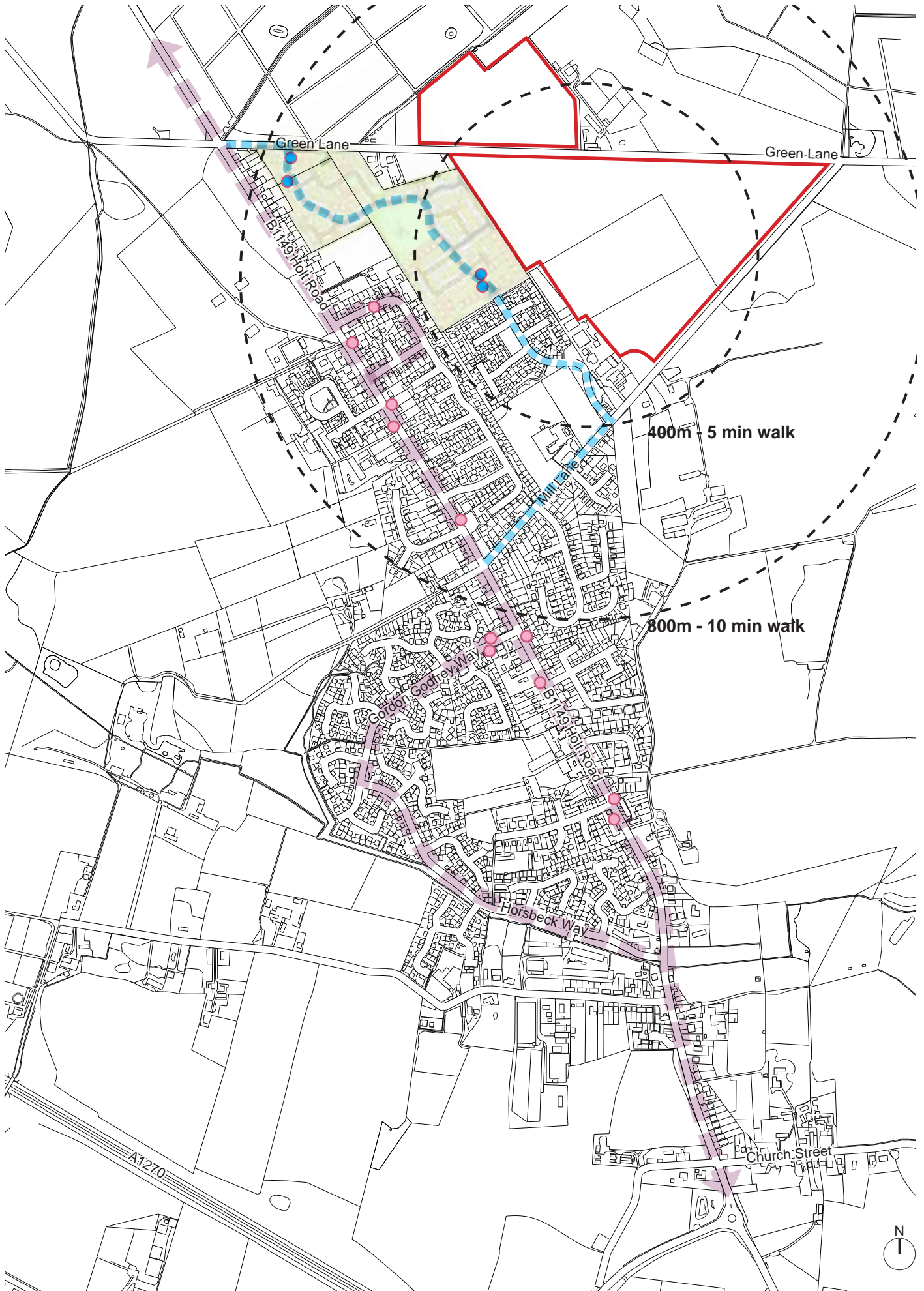
In addition to standard footpath routes there are also a number of dedicated Public Rights of Way around the village. Where possible, the proposed development would look to provide new or enhanced access to the existing pedestrian routes as set out within the Neighbourhood Plan.

Buses

The village is served by the Purple Line No. 36 bus services between Norwich City Centre and Horsford, providing a regular half hour service throughout the day. Existing bus stops along Holt Road and neighbouring streets (see plan opposite) mean that residents are within safe and convenient 5 to 10 minute walking distance of public transport.



Wider transport network



Existing bus route and bus stops

Landscape

The existing landscape character around Horsford is dominated by mature woodland and plantations to the north and agricultural farm wrapping around the village from the south.

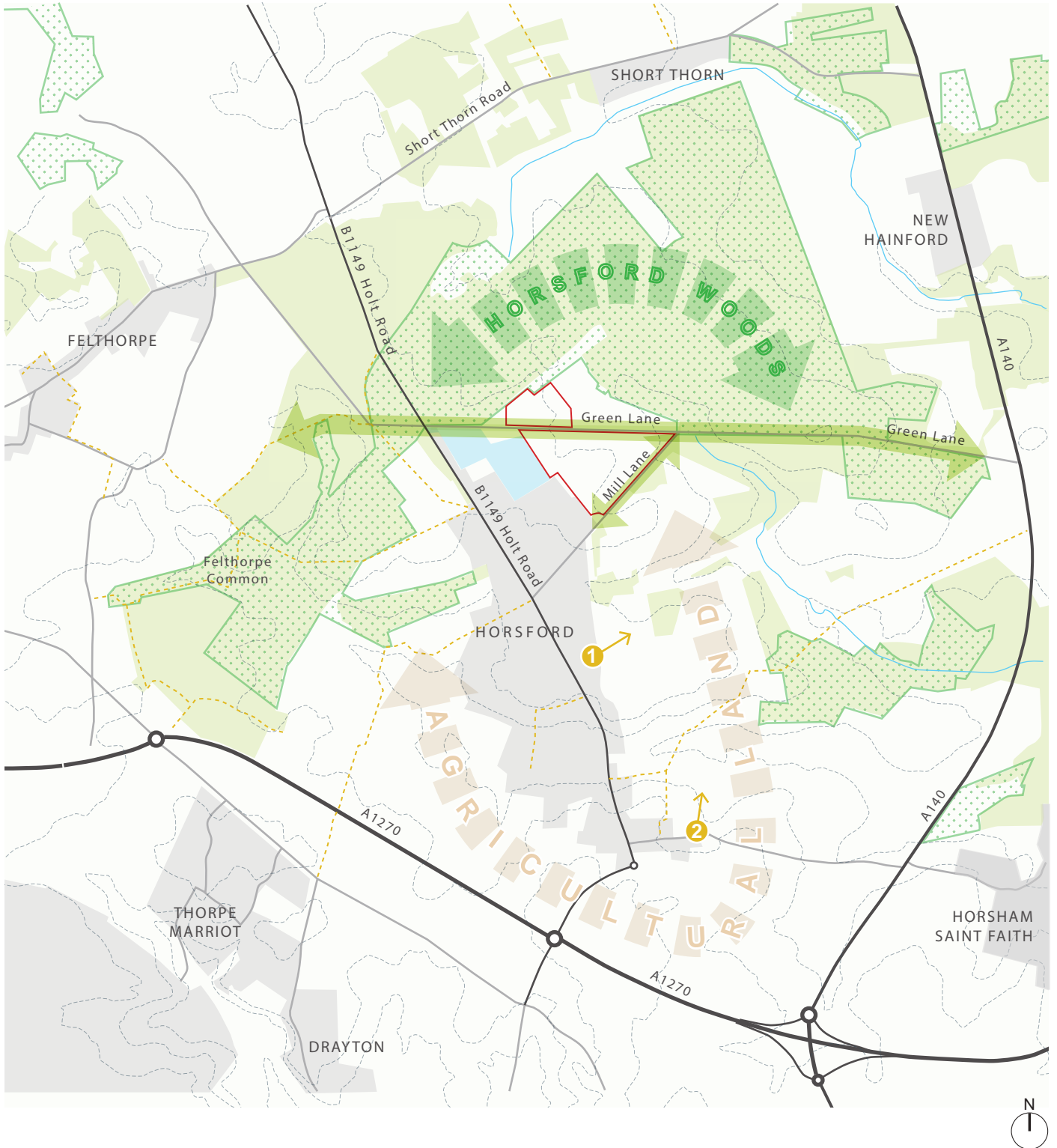
Existing development, mature woodland and relatively flat topography mean that the site is well screened with limited visual impact on the landscape. Much of Horsford Wood is classified as a County Wildlife Site.












1 Looking east across the fields from Green Park Road



2 View looking from Church Street towards Horsford Wood



Key

-  Proposed site
-  Important green lanes
-  County Wildlife Site
-  Sensitive edge
-  Vehicular & bus access / route
-  Vehicular access
-  Farmstead
-  Potential noise
-  Local views

Baseline site analysis

The plan opposite highlights some of the main features of the site and immediate surroundings.



① View looking along Green Lane across the northern parcel with Horsford Woods beyond.



② Looking across the site from Mill Lane.



Baseline site analysis plan



Creating successful masterplan

THE HOUSING DESIGN HANDBOOK
A guide to good practice

Start with the park



03 DESIGN

Approach

The design narrative for Phase 3 will continue the placemaking design approach and themes established on Phases 1 & 2 to deliver a logical, single and holistic development that responds positively to the context and opportunities of the surrounding area and the site. Building on this, a concept design has been developed which bring new site-specific ideas into play, as well as drawing on best practice and the principles set out within the Horsford Neighbourhood Plan. The concept is driven by the objective of creating a high quality, cohesive development with a strong connection and sense of place within the existing community of Horsford.

The vision for the scheme is to create a sustainable new living environment, based around a fully integrated development with new homes and open space that are accessible to everyone, an inclusive place which makes everyone feel comfortable, safe and secure, a place where people want to live, which promotes an active lifestyle and sense of wellbeing, a place that future residents are proud to call home. The scheme will provide ready access to essential facilities including open space, leisure, landscape and amenity areas. It will deliver a wide range of choice of new, sustainable, high quality housing, including affordable housing.

The proposed development will deliver a high standard of design across all elements of the scheme including housing, irrespective of price and tenure. The scheme will focus on establishing a strong sense of identity, with accessibility to jobs and community facilities.

The masterplan will seek to maximise the integration between the buildings and the streets and spaces between them, encouraging social interaction and a sense of belonging.

The key aims and objectives are:

- **Greater diversity of activity and use of the street by residents;**
- **Encourage social integration of people;**
- **Reduce traffic speeds within the scheme;**
- **Increase the opportunity for active and creative recreation and play for children and teenagers;**
- **Encourage people to walk and cycle to nearby destinations;**
- **Increase the use of informal surveillance;**
- **Safe and secure environment;**
- **A permeable site which allows for clear routes and ease of movement for all - children, older people, and disabled people.**

A landscape response

At the heart of the concept for the illustrative masterplan is a landscape-led design response to the existing setting and character of the site.

The landscape strategy offers a variety of open spaces which can be enjoyed by people of all ages and abilities. The landscaping to the proposal will be a mix of formal green play areas within the site and informal, naturalistic landscaping to reflect the rural character edge and surroundings of the site.

The scheme has been designed to ensure that existing trees and hedgerows along Green lane and Mill lane are maintained and enhanced wherever possible. This will provide an immediate landscape setting to the scheme, and more importantly maintain this ecological and biodiversity asset. Green corridors along these hedgerows provide both important 'greenway' routes and pedestrian links through the development and provide access to the surrounding, countryside, creating natural and semi-natural spaces.

In addition to the informal greenway spaces and corridors the scheme also provides other key areas of public open space, including a series of children's play spaces. A network of new Sustainable Urban Drainage Systems (SuDS), such as attenuation ponds and swales are proposed. In addition to their drainage function, they will be fully integrated

within the landscape, creating the opportunity for new and important habitat and biodiversity areas within the development.

The landscape strategy for the development will play its part in encouraging a more active and sustainable lifestyle, and is also one which is healthy for the environment. Open spaces and recreation will be integrated and interconnected through the development, providing the opportunity for a healthy more active lifestyle for all ages and abilities.

The landscape strategy seeks to respond to the issues arising from the landscape and visual impact assessment:

- **Retain and respect the existing character and setting of Green Lane and Mill Lane;**
- **Deliver a high quality hard and soft public realm across the proposed development, which is wholly inclusive in its design.**
- **Deliver a range of multi-functional green spaces.**
- **Deliver a clear open space hierarchy and network of varied spaces, placing nature at its heart through the integration of a range of recreation, and play spaces.**
- **Deliver opportunities to improve the biodiversity assets by providing a new nature area.**
- **Deliver both natural and semi-natural landscapes.**

Key

- Proposed site
- Open space
- ➔ Greenway Walk
- ➔ Green corridor
- ★ Children's play area / Community area
- ➔ Potential for vehicular / pedestrian / bicycle links
- Potential non-residential development



Illustrative landscape framework plan



The Greenway Walk

The Greenway Walk is a ribbon of natural and informal landscaping creating a sensitive and natural green buffer to both Green Lane and Mill Lane. This space will provide an important transition between the proposed built development and the open countryside. It will be a natural and informal space with the emphasis on nature, wildlife and with a strong rural character reference. The Greenway Walk will offer a flexible and versatile leisure space for all to enjoy. A space for people to walk, relax, meet and provide access to the wider open countryside. The space will also be able to accommodate natural play areas within the walk.



Natural children's play spaces



The Greenway Walk





Green Lane	Managed green corridor with a mix of native shrub planting and trees and informal path	Tertiary street/ private street	Private front garden
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A - A - Greenway Walk - Softening the development edge to Green Lane and Mill Lane



A flexible green space for informal recreation and leisure.



Central Green and Green Corridor

The Horsford Neighbourhood Plan has identified a desire for more formal playing fields and outdoor recreation space - The Phase 3 development can provide these facilities.

At the heart of the development is the creation of a large Central Green. The space will provide the main area for recreational open space and a key focal point and hub for the new community.

The vision for this space is to provide a 'village green', A space for people to walk, relax and to meet each other or for holding local community events. Leading from the central green space are green links which provide a convenient connection to both sides of the Greenway Walk.

The space would be framed by properties on all sides. The versatility of the space means it will be able to provide both formal (children's play area) and informal open space.



Central Green





Central Green framed by properties.



A Green corridor linking to both sides of the Greenway Walk.

Nature Park

The existing area of land on the northern side of Green Lane provides the opportunity to create a small nature park, continuing the themes and design rationale for the open space strategy.

New informal footpath walks combined with new native tree and shrub planting would maintain and enhance this biodiversity asset and increase opportunity for education of the natural environment. The space also has the potential to introduce new habitat and biodiversity features through the introduction of ponds.

The nature park would provide a new area of public open space accessible to the whole community and retains the important local views (blue arrows) as highlighted on page 38 of the Neighbourhood Plan.



Nature Park





Ponds creating new natural habitats within the nature park area.



Illustrative concept masterplan

The illustrative concept masterplan opposite has been produced to provide an idea of how the site could be developed, delivering around 350 new homes having regard to the issues, opportunities and design principles outlined in this document. At this early design stage, a net density of approximately 35 dwellings per hectare (dph) is envisaged. Some of the key features and characteristics are described in points 1 - 7.

The new high quality homes would be a mix of sizes and types, from one and two bed properties through to larger family homes. The development will also provide a proportion of affordable housing in accordance with current planning policy. A traditional approach to the layout is proposed, providing sufficient parking for all homes, and gardens which are of an adequate size.

The illustrative concept promotes an environment which is pedestrian friendly. Changes in materials, textures and colour will define and reinforce the pedestrian priority nature of the development. Street trees and other landscaping features will also act as traffic calming measures, in addition to creating and enhancing the street-scene.

- 1 Vehicular access will be through phase 2 which is currently under construction.**
- 2 The Greenway Walk providing an attractive natural green spaces around the site and a buffer to Green Lane and Mill Lane.**
- 3 Creation of a new nature park will assist in maintaining and enhancing the existing natural environment and offer the opportunity to create new habitats and biodiversity.**
- 4 A formal central green space will provide a focal and community space within the heart of the development.**
- 5 New children's play spaces will be provided through the development with a focus on natural play.**
- 6 New and enhanced native boundary planting where necessary and appropriate.**
- 7 The proposed development will deliver a high standard of design across all elements of the scheme including housing, irrespective of price and tenure. The scheme will focus on establishing a strong sense of community.**

Key

- Proposed site
- Open space
- Greenway Walk
- Green corridor
- Children's play area / Community area
- Potential for vehicular / pedestrian / bicycle links
- Potential non-residential development



Illustrative concept masterplan



04 NEXT STEPS

Consultation & engagement

BDW is committed to undertaking consultation and engagement with Broadland District Council, Horsford Parish Council, other key stakeholders and the local community to develop proposals for the site.



05 DELIVERY & CONCLUSION

Delivery

A review of the site has been undertaken to establish constraints and opportunities relating to drainage and utility provision for the development of the scheme as illustrated within this document.

Flood Risk

Review of the Environment Agency Flood Mapping shows that the site is wholly located within Flood Zone 1 (Land having a less than 1 in 1,000 annual probability of river or sea flooding).

The Environment Agency Flood Mapping also shows that the site is not at risk of flooding from Surface water.

Surface Water Disposal

Geotechnical investigations have been undertaken for the adjoining consented sites which demonstrate that disposal of surface water will be feasible using infiltration to subsoil as part of a SuDS scheme. From inspection of these specific investigations on the boundary of the site, it should be feasible to use the same methodology for Phase 3.

Foul Water Disposal

From review of the topography, it is anticipated that an on-site foul pumping station will be required to convey flows to an off-site sewer. As part of the Phase 2 development an adoptable pumping has been constructed which has been designed with

the ability to receive pumped flows from Phase 3 to discharge at previously agreed flow rates to an outfall manhole in Holt Road.

Should this strategy not be acceptable to Anglian Water Services (AWS), there is an obligation for AWS to provide a suitable, practicable connection point and any downstream network reinforcement as required. This point being the nearest sewer of equal or greater size to the site specific infrastructure. Any detriment in consequence of the connection will be dealt with by AWS with developers contribution through the Zonal Charge scheme.

Electrical supply

From inspection of record drawings, no existing electrical cables cross the site. As part of the Phase 2 development, the 11kV High Voltage network was extended into the site to serve a new sub-station. The HV network has been sized to accommodate supply to the Phase 3 land for up to 500 units over the previously consented phases.

Gas supply

As part of the Phase 2 development, off-site network reinforcement has been instructed and the gas network extended into the site, sized to accommodate supply to the Phase 3 land for up to 500 units over the previously consented phases.

Summary of the scheme

Through this Vision Document it has been demonstrated that the site is suitable for residential development. The scheme will deliver around 350 new homes offering opportunities across a range of house types, sizes and tenures including an appropriate proportion of affordable housing. In addition the scheme will also deliver a range of formal and informal public green spaces, including children's play areas and a nature park.

The site is a natural extension to the previous developments phases which are being delivered. These initial proposals have been derived from an approach including analysis, assessment and best practice. The proposals can deliver new high quality homes and open space in a highly sustainable location.

Telecomms

Through a Barratt Group Agreement, Openreach will provide Fibre to Property to all developments which will allow customers to have BT Superfast Broadband or alternative Internet Service Providers/ Landlines licensed through Openreach.

As part of the Phase 2 development, Virgin Media are also providing Fibre to Property, which has the ability to be extended to Phase 3.

Portable water supply

As part of the Phase 2 development, the water network was extended into the site and has been sized to accommodate supply to the Phase 3 land for up to 500 units over the previously consented phases.

In summary:

- **The site is wholly located in Flood Risk Zone 1 (Low Probability)**
- **The underlying ground conditions are suitable for surface water disposal using infiltration SUDS**
- **Foul Water infrastructure installed in the Phase 2 development allows for connection from Phase 3.**
- **Utility supplies installed in the Phase 2 development provide sufficient capacity for Phase 3.**

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Illustrative concept masterplan



